

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**MEETING MINUTES**

**7 p.m., Tuesday, 8 December 2009**

Carmel Valley Library, Community Room  
3919 Townsgate Drive, San Diego, CA 92130

**CALL TO ORDER AND ATTENDANCE**

<b>Board Member</b>	<b>Representing</b>	<b>Present</b>	<b>Excused</b>	<b>Absent</b>
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. David Bartick	Neighborhood 4/4A	X		
4. Scott Tillson	Neighborhood 5	X		
5. Susanne Bankhead	Neighborhood 6	X		
6. Dave McIntyre	Neighborhood 7	X		
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Vacant	Neighborhood 9			
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. Dean Dubey	Pacific Highlands Ranch, District 12	X		
13. Jill McCarty	Business Representative		X	
14. Victor Manoushakian	Business Representative		X	
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative		X	
17. Rodney Hunt	Investor Representative	X		

**ADDITION TO AGENDA**

Chair White asked for a vote to add action on a letter supporting the San Dieguito River Park JPA. Dave McIntyre motioned to add the item, seconded by Laura Copic and unanimously approved (12-0).

**APPROVAL OF MINUTES—13 OCTOBER 2009**

Dean Dubey motioned to accept the minutes with comments from the board, seconded by Susanne Bankhead and unanimously approved with Dave McIntyre abstaining (11-0-1).

## **PUBLIC COMMUNICATION**

A member of the public asked about ways to express concerns regarding the Clearwire cupola discussed at the last board meeting. Chair White explained that concerned residents could contact the city.

Ken Farinsky noted registration for the Carmel Valley Recreation Center Winter Program begins on Saturday and that the Carmel Valley Precise Plan is on-line at [cvsd.com](http://cvsd.com).

Jan Fuchs noted the next regional issues subcommittee is January 6.

A member of the public asked for an update on the Del Mar Highlands Ultrastar Cinema. Chair White noted the City's Development Services Department is determining if the issue will be part of the substantial conformance review.

## **ANNOUNCEMENTS**

Officer Sells answered Dave McIntyre's questions regarding burglaries north of Del Mar Heights Road and break-ins at Del Mar Highlands Park. Manjeet Ranu asked for stronger police presence on Carmel Valley Road and Del Mar Heights Road within PHR.

## **WRITTEN COMMUNICATIONS**

Chair White noted three major projects will be heard at the next meeting including Kaiser Permanente; Creekside; and the San Diego Polo Club.

## **INFORMATION AGENDA**

None

## **ACTION AGENDA**

**1. Cellular Installation at Winwood Park:** Consider proposed cellular installation at Winwood Park.

•Debra DePatti Gardner, Clear Wire

Debra DePatti presented a proposal for a cellular installation at Winwood Park. Manjeet Ranu asked that the cabinets be put underground to prevent cluttering the recreational area. The applicant responded by explaining that underground vaults become significantly larger and more impactful. Laura Copic suggested that cabinets be 'bunched' and asked for landscape screening. Scott Tillson asked that the existing utilities within the park be moved closer to within the right-of-way and that the colors of the boxes be softened. David Bartick asked if there is a better location away from pedestrian walkway areas. Dave McIntyre suggested the applicant present to the Carmel Valley Recreation Council; however Manjeet and Scott recommended that the issue should stay with the planning board since it is a land use issue. Ken Farinsky noted some posts for cell sites can be done discreetly and provided Cathedral Catholic High School as an example.

## **ACTION AGENDA (CONT.)**

Scott Tillson motioned to approve the project subject to 1) The dap head move from a ground mount to a pole mount. 2) The SDG&E box move from the park into the right-of-way next to the cabinets. 3) No banner 4) Cabinet colors be muted 5) No hedges 6) A maintenance and damage repair contact phone number be provided on the cabinets. Dave McIntyre seconded the motion. During discussion of the motion, Dean Dubey asked if the applicant would return to another board meeting with renderings and Manjeet Ranu explained that he would not support the motion because the facility is proposed next to a park. Also, Dave McIntyre explained he would prefer vaulting, asked for a site visit and withdrew his second. Chair White became the second to the motion which did not pass (6-6-1).

After discussion about a lack of other appropriate locations to site cell facilities in the area, another motion was made to reconsider the original motion by Scott Tillson, seconded by Chair White and passed (7-6-0). It was agreed that the comments from board members should also be noted in the approval letter.

### **2. Paseo Del Mar:** Consider signal warrant analysis.

- Ann Gonsalves, City of San Diego

Ann Gonzalves presented and mentioned JMI Realty has a condition to install a traffic signal if determined necessary by the city engineer and the Carmel Valley Planning Board. Ann noted staff determined that the signal is not warranted and there is not an accident problem at the location. David Bartick motioned to support the city engineer's recommendation that the signal is not warranted and to terminate the subdivider's deferred improvement agreement. The motion was seconded by Manjeet Ranu and unanimously approved. (13-0)

### **3. The Heights at Del Mar Sign Program:** Consider revised sign program at 12780 - 12790 El Camino Real.

- Applicant – Jim Symons, JGS Permit Service

Rodney Hunt recused. Stewart White presented the sign program and noted changes that were made to address the board's comments received at the last board meeting. The 'letter H' base now is proposed as a matte finish. Manjeet expressed his appreciation for the changes requested but requested incorporation of materials that are similar to the buildings (e.g. stone). David Bartick mentioned he still has a problem with the industrial look. Manjeet motioned to approve the project with the condition that the sign cabinets match materials on the buildings, seconded by Susanne Bankhead and approved. (11-1-1)

### **4. Champions of the West Sign Program:** Consider sign program at 12250 El Camino Real.

- Applicant – Jim Symons, JGS Permit Service

Stewart White presented a sign program for the project. Scott Tillson made a motion to approve the project, seconded by Nancy Novak, unanimously approved. (13-0)

## **ACTION AGENDA (CONT.)**

### **5. San Dieguito River Park JPA:** Consider a letter expressing concerns with budget cutting the SDRP JPA

- Applicant – Chair White

A draft letter was circulated to the board before the meeting. Manjeet Ranu suggested raising questions about consequences to cutting the budget for the JPA. Dave McIntyre motioned to send the letter to council district one, seconded by Laura Copic and unanimously approved. (13-0)

## **SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
Regional Issues & Design Review	Harvey, Jan Fuchs	None	6 Jan
FBA	White	None	None
MAD	McIntyre	None	5 Jan 4:30PM CV Rec Ctr
MAD N 10	Copic	None	5 Jan 6PM CV Rec Ctr
MAD PHR	Dubey, Ranu	None	17 Dec 7PM Airoso Rec Ctr
Bylaws/Elections/Policies/Procedures	Bartick	A press release will be released explaining 6 residential seats and 2 investor seats open on board in March.	To be announced
Community Concourse	White	None	None
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None
CVREP	Clews	None	None
San Dieguito River Park	Harvey, Fuchs	None	None
SR-56 Steering Committee / SR-56/I-5 Connector Exploratory Committee	Tillson, Fuchs (Michelle Strauss, alternate)	Scott Tillson gave an update on the last exploratory subcommittee meeting. Scott had circulated his notes on the meeting prior to the board meeting.	To be announced
CPC	Ranu	None	None announced
Signage	John Dean	John Dean reported Pardee's proposed Carmel Highlands Village project complies with the sign guidelines.	None

## **CHAIR'S REPORT**

None.

## **COMMUNITY PLANNER REPORT**

None.

## **COUNCIL DISTRICT REPORT**

Mel Millstein noted a budget meeting will be held December 9 from 9AM-1PM. Mel also noted Council District One is looking into keeping the SDRP JPA; however the city is looking into reductions on libraries, lifeguards and rolling 'brown-outs'. On December 14, there will be a final meeting on budget cuts. Regarding the PHR Park, Mel noted Councilmember Sherry Lightner met with Jim Barwick and the City expects an appraisal sometime this week.

## **MAYOR'S OFFICE REPORT**

No report/no representative present.

## **COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3**

No report.

## **STATE ASSEMBLY REPORT, DISTRICT 75**

No report/no representative present.

## **OLD/ONGOING BUSINESS**

None.

## **NEXT MEETING**

Tuesday, 12 January 2009, 7 p.m., Carmel Valley Library

## **ACTION ITEMS**

- None noted.